

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

Planning Officer: Conor Doyle

Development: (a) Change of use of existing unused horse stables (151.34sqm.) to a two bedroom, single storey, detached private annex dwelling to the main house on the same site. The new dwelling will be used by members of the same family and be served by existing access and car parking at the main house. No changes to the footprint of the existing building are proposed. (b) Permission is also sought for associated landscaping, foul and surface water drainage an all associated site works necessary to facilitate development

Location: Mattie, Windmill hill, Rathcoole, Dublin, D24T267

Applicant: Paula and Barry Egan

Reg. Ref: SD22A/0027

Report Date: 16th March 2022

Recommendation: Grant with Conditions

Main Concern:

1. **Impacts of the proposed development on trees, hedgerows and biodiversity.** There are concerns with the absence of information submitted in relation to protection of existing trees and hedgerows adjacent to the subject site.

Site Area

2.6262m²

Zoning

Objective RU - To protect and improve rural amenity and provide for the development of agriculture.

Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:

DP 2016-22 Section 8.1.0 Green Infrastructure Network

G2 Objective 1: To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network

G2 Objective 2: To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within the design proposals and supporting their integration into the Green Infrastructure Network.

DP 2016-22 Section 8.5.0 Green Infrastructure within Urban Areas

G6 Objective 1: To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process.

DP 2016-22 Section 9 Heritage Conservation and Landscapes

HCL15 Objective 3: To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

Living with Trees – Tree Management Policy 2015 – 2020

South Dublin County Council's Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.

- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

The Public Realm Section has assessed the proposed development in accordance with the CDP and best practice guidelines and should planning application be granted, recommends the following conditions:

1. Protection of Trees, hedgerows and biodiversity/Tree and Hedgerow Survey

Prior to the commencement of the development the applicant shall submit a detailed Tree and hedgerow Survey Report for the trees within and adjacent to the development site: from the midpoint of the stable building 50m along the adjacent boundary hedge This shall comprise a detailed Tree Survey, Arboriculturally Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist. Hedgerow protection measures to ensure trees and hedgerows are not disturbed during construction.

Reason: to ensure the protection, safety, prudent retention and long-term viability of trees and hedgerows immediately adjacent to the site.

Fionnuala Collins

Assistant Parks Superintendent

Laurence Colleran

Senior Executive Parks Superintendent